



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

May 24, 2005

Mr. John Barwick  
Meridian Architects & Engineers  
26412 Broadkill Road  
Milton, DE 19968

RE: PLUS review – PLUS 2005-04-02; Sandstone Subdivision

Dear Mr. Barwick:

Thank you for meeting with State agency planners on May 4, 2005 to discuss the proposed plans for the Sandstone Subdivision project to be located southeast of the intersection of Jefferson Road and Smith Road.

According to the information received, you are seeking site plan approval for 61 residential units on 47.57 acres in an Investment Level 4 area according to the Strategies for State Policies and Spending, and in the Low Density area according to Sussex County's comprehensive plan. **The comments in this letter are technical, and are not intended to suggest that the State supports this development proposal. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to construct the development you indicate or any subdivision thereof on these lands.**

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. The developers will also need to comply with any Federal, State and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.

**Executive Summary**

The following section includes some site specific highlights from the agency comments found in this letter. This summary is provided for your convenience and reference. The full text of this letter represents the official state response to this project. *Our office*

*notes that the applicants are responsible for reading and responding to this letter and all comments contained within it in their entirety.*

### **State Strategies/Project Location**

The proposed project is located in an Investment Level 4 area according to the Strategies for State Policies and Spending and in the Low Density area according to the Sussex Comprehensive Plan. State policies support agricultural preservation and natural resource protection in these areas, not residential development. Because it is located outside of an area where the State and local governments have planned for growth, the State opposes this proposal.

### **Street Design and Transportation**

- The plan should be modified to include the connection to Hayfield and to align Amethyst Lane opposite it.
- A stub street should be provided to the David Paul & Karen L. Smith Property.
- Some of the proposed cul-de-sacs should be eliminated
- Sidewalks should be provided on all internal streets to encourage walking and to provide a safe environment in which to do that.

### **Natural and Cultural Resources**

- Site plans indicate that the wooded area will be removed to accommodate two lots (#45 and 46). These lots should be pulled out of the forest and moved to a more suitable location on the parcel.

The following are a complete list of comments received by State agencies:

### **Office of State Planning Coordination – Contact: Ann Marie Townshend 739-3090**

The proposed project is located in an Investment Level 4 area according to the Strategies for State Policies and Spending and in the Low Density area according to the Sussex Comprehensive Plan. State policies support agricultural preservation and natural resource protection in these areas, not residential development. Because it is located outside of an area where the State and local governments have planned for growth, the State opposes this proposal.

We are particularly concerned about the cumulative impact that this and other proposals in the area will have on the agricultural character of the area, as well as the number of residents that these proposals will add to an area where the State has no plans to invest in infrastructure upgrades or additional services. Once in place, these residents will need access to such services and infrastructure as schools, police, and transportation. The

State government funds 100 percent of the school transportation and the paratransit services in the State, and the cumulatively large scale development in an area remote from existing infrastructure and services will put a strain on the State's fiscal resources.

**State Historic Preservation Office (SHPO) – Contact: Alice Guerrant 739-5685**

There are no known historic sites within or near this parcel. The potential for prehistoric sites is low.

However, Beers Atlas of 1868 shows the Wm. Beideman house in the general area. The State Historic Preservation Office would be happy to work with the developer to see if this possible site is located in the parcel and perhaps to look at ways to preserve it in the open space.

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

Because the subject development is proposed for a Level 4 Area, it is inconsistent with the Strategies for State Policies and Spending. Because the development is inconsistent with the Strategies for State Policies and Spending and located in a highest value agriculture area, DelDOT's road improvements in this area will be limited to safety improvements and maintenance. Any improvements needed to support this development will be the developer's responsibility. The comments that follow are technical, and are not intended to suggest that DelDOT supports this development proposal.

- 1) The subject development was reviewed through Sussex County's Technical Advisory Committee at their July 2004 meeting. DelDOT commented on the plan then through their membership on that committee. A copy of those comments is enclosed.
- 2) Jefferson and Smith Roads are classified as local roads. Local roads in rural Delaware typically have right-of-way widths ranging from 33 to 50 feet. DelDOT's policy is to require dedication of sufficient land to provide a minimum right-of-way width of 30 feet from the centerline on local roads. Therefore DelDOT will require right-of-way dedication along the frontage to provide any additional width needed from this project.
- 3) DelDOT will also require that a paved multi-modal path, located in a 15-foot wide permanent easement, be provided across the frontage of the site.
- 4) The response to Item 33 on the PLUS form indicates that the developer does not anticipate funding any infrastructure improvements. The adjacent parcel to the south is proposed for development as Hayfield (a.k.a. Hazzard-Murphy Subdivision). There is a traffic impact study in process for Hayfield and the developer of this project will be required to share in some of the road improvements identified by that study.

- 5) The plan for Hayfield includes a stub street that would connect to the subject lands approximately through Lots 39 and 40 that is opposite Amethyst Lane. The plan should be modified to include the connection to Hayfield and to align Amethyst Lane opposite it.
- 6) It is recommended that a stub street be provided to the David Paul & Karen L. Smith Property.
- 7) DelDOT recommends that some of the proposed cul-de-sacs be eliminated. They understand that cul-de-sacs are necessary in some instances to make efficient use of the land. However, they are not conducive to good traffic flow or a sense of community. Where possible they should be eliminated.
- 8) The response to Item 40 on the PLUS form indicates that sidewalks are not proposed. DelDOT recommends that sidewalks be provided on all internal streets to encourage walking and to provide a safe environment in which to do that. At the meeting, the developer indicated that sidewalks would be provided.
- 9) The developer should consider adding a street connection to Jefferson Road to provide an alternative means of access. Regardless of whether they seek motor vehicle access on Jefferson Road, the developer should provide bicycle and pedestrian access there.
- 10) The developer's site engineer should contact our Subdivision Manager for Sussex County, Mr. John Fiori, regarding our requirements for access. Mr. Fiori may be reached at (302) 760-2260.

**The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-3091**

### **Soils**

According to the Sussex County soil survey Sassafras, Rumford, and Woodstown were mapped in the immediate vicinity of the proposed construction. Sassafras and Rumford are well well-drained upland soils that have few limitations for development. Woodstown is a moderately well-drained soil of low-lying upland that has moderate limitations for development.

### **TMDLs**

Although Total Maximum Daily Loads (TMDLs) as a “pollution runoff mitigation strategy” to reduce nutrient loading have not yet been developed for most of the tributaries or subwatersheds of the Delaware Bay watershed to date, work is continuing

on their development. TMDLs for the Broadkill River subwatershed, of which this parcel is part, are scheduled for completion in December 2005.

Therefore, until the specified TMDL reductions and pollution control strategies are adopted, it shall be incumbent upon the developer to employ best available technologies (BATs) and/or best management practices (BMPs) as “methodological mitigative strategies” to reduce degradative impacts associated with development.

### **Water Supply**

The project information sheets state that individual on-site wells will be used to provide water for the proposed project. Our records indicate that the project is not located in an area where public water service is available. The Division of Water Resources will consider applications for the construction of on-site wells provided the wells can be constructed and located in compliance with all requirements of the Regulations Governing the Construction and Use of Wells. A well construction permit must be obtained prior to constructing any wells.

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising.

Should you have any questions concerning these comments, please contact Rick Rios at 302-739-3665.

### **Sediment and Erosion Control/Stormwater Management**

1. Please submit a sediment control and stormwater management plan to the Sussex Conservation District for review. No construction (i.e. clearing, filling, grading, etc.) shall take place on-site until a sediment control and stormwater management plan has been approved by the Conservation District.
2. Please indicate on the sediment and stormwater management plan who shall be responsible for maintenance of the stormwater management facilities both during construction and after.

3. During the design of the sediment control and stormwater management plan, considerations should be made for maintenance (i.e. access, easements, etc.) of any structures or facilities.
4. During the design of the stormwater management facility please note that both stormwater quantity and quality must be addressed.
5. If a stormwater management pond is going to be utilized as a sediment trap/basin during construction it must be designed to accommodate 3600 cubic feet of storage per acre of contributing drainage area until project stabilization is complete.
6. All ponds are required to be constructed per pond code 378.
7. Please note that if the stormwater facilities will impact wetlands, a permit must be provided to the District prior to receiving approval.
8. The proposed stormwater system should be designed to contain the 100-year storm event unless you can demonstrate that there is a safe and non-erosive outlet for the water.
9. Please contact the Conservation District when design of stormwater management facility is initiated, as they would like to work closely with you in its design.

## **Forests**

According to 2002 aerial photos there is a forested in the southeastern portion of this parcel. Site plans indicate that the wooded area will be removed to accommodate two lots (#45 and 46). These lots should be pulled out of the forest and moved to a more suitable location on the parcel. This forest tract is extremely beneficial to the region as it is connected to a larger tract of forest. Therefore, the developer is strongly encouraged to increase the "agricultural buffer" from 30 feet to 100 feet and remove lot #45 and 46 from the forest as fragmentation of this forest can have irreversible effects to the regional ecosystem.

Forested areas on-site set aside for conservation purposes should be placed into a permanent conservation easement or other binding protection. These areas should be clearly marked and delineated so that residents understand their importance and so that homeowner activities do not infringe upon these areas.

Reforestation of the open space areas in the southeastern portion of the parcel is strongly recommended both to increase the buffer zone to the forest and to decrease long term maintenance costs for the homeowners association.

## **Open Space**

To maximize water and air quality and wildlife habitat, it is recommended that lot lines and other infrastructure (such as storm water management ponds) be pulled out of the forest on the southeastern portion of the parcel to the extent possible.

Open space containing forest and/or wetlands should be placed into a permanent conservation easement or other permanent protection mechanism. Conservation areas should also be demarked to avoid infringement by homeowners.

## **Rare/Threatened/Endangered Species**

A review of the database indicates that there are currently no records of state-rare plants, animals or natural communities at or adjacent to this project site that would be affected by project activities. However, this parcel is within three miles of a Delmarva Fox Squirrel population which is a federally listed species protected by the Endangered Species Act of 1967. To ensure that there are no impacts to this species, consultation with the U.S. Fish and Wildlife Service (USFWS) is required. According to the applicant, Trevor Clark of the USFWS has already been contacted and has determined that there will be no impact to Delmarva fox squirrel from this project. DNREC will send a copy of this application to confirm an opinion of 'no impact' from the USFWS.

## **Nuisance Waterfowl**

According to the applicant present at the meeting, dry infiltration ponds are going to be used for stormwater management, so nuisance waterfowl should not be an issue. If wet ponds are constructed in lieu of the planned dry ponds, a buffer of tall vegetation should be planted around the pond. Waterfowl do not feel safe when they can not see the surrounding area for possible predators. These plantings should be completed as soon as possible as it is easier to deter geese when there are only a few than it is to remove them once they become plentiful. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, property managers or owners will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with proper landscaping, monitoring, and other techniques, geese problems can be minimized.

## **Solid Waste**

Each Delaware household generates approximately 3,600 pounds of solid waste per year. On average each new house constructed generates an additional 10,000 pounds of construction waste. Due to Delaware's present rate of growth and the impact that growth will have on the state's existing landfill capacity, the applicant is requested to estimate the amount of solid waste that will be generated as a result of construction and occupancy.

## Air Quality

Air pollution threatens the health of human beings and other living things on our planet. While often invisible, pollutants in the air create smog and acid rain, cause cancer or other serious health effects, diminish the protective ozone layer in the upper atmosphere, and contribute to the potential for world climate change. Breathing polluted air can have numerous effects on human health, including respiratory problems, hospitalization for heart or lung disease, and even premature death. Some can also have effects on aquatic life, vegetation, and animals.

The Department of Natural Resources and Environmental Control is asking that local jurisdictions consider mitigation to help resolve this issue. Mitigation might involve limiting large new developments to growth zones, focusing development to urban areas capable of providing mass transit services, requiring more energy efficient homes which would lessen air quality impacts, and promoting walkability and bikability within and between developments and town centers.

Once complete, vehicle emissions associated with this project are estimated to be 4.7 tons (9,362.9 pounds) per year of VOC (volatile organic compounds), 3.9 tons (7,751.8 pounds) per year of NO<sub>x</sub> (nitrogen oxides), 2.9 tons (5,719.4 pounds) per year of SO<sub>2</sub> (sulfur dioxide), 0.3 ton (509.1 pounds) per year of fine particulates and 391.6 tons (783,191.6 pounds) per year of CO<sub>2</sub> (carbon dioxide).

Emissions from area sources associated with this project are estimated to be 1.9 tons (3,776.5 pounds) per year of VOC (volatile organic compounds), 0.2 ton (415.5 pounds) per year of NO<sub>x</sub> (nitrogen oxides), 0.2 ton (344.8 pounds) per year of SO<sub>2</sub> (sulfur dioxide), 0.2 ton (445.0 pounds) per year of fine particulates and 7.7 tons (15,309.0 pounds) per year of CO<sub>2</sub> (carbon dioxide).

Emissions from electrical power generation associated with this project are estimated to be 0.7 tons (1,496.7 pounds) per year of NO<sub>x</sub> (nitrogen oxides), 2.6 tons (5,206.0 pounds) per year of SO<sub>2</sub> (sulfur dioxide) and 383.9 tons (767,882.6 pounds) per year of CO<sub>2</sub> (carbon dioxide).

	VOC	NO <sub>x</sub>	SO <sub>2</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Mobile	4.7	3.9	2.9	0.3	391.6
Residential	1.9	0.2	0.2	0.2	7.7
Electrical Power		0.7	2.6		383.9
TOTAL	6.6	4.8	5.7	0.5	783.2



For this project the electrical usage via electric power plant generation alone totaled to produce an additional 0.7 tons of nitrogen oxides per year and 2.6 tons of sulfur dioxide per year.

A significant method to mitigate this impact would be to require the builder to construct Energy Star qualified homes. Every percentage of increased energy efficiency translates into a percent reduction in pollution. Quoting from their webpage <http://www.energystar.gov/>:

“ENERGY STAR qualified homes are independently verified to be at least 30% more energy efficient than homes built to the 1993 national Model Energy Code or 15% more efficient than state energy code, whichever is more rigorous. These savings are based on heating, cooling, and hot water energy use and are typically achieved through a combination of:

building envelope upgrades,  
high performance windows,  
controlled air infiltration,  
upgraded heating and air conditioning systems,  
tight duct systems and  
upgraded water-heating equipment.”

The Energy office in DNREC is in the process of training builders in making their structures more energy efficient. The Energy Star Program is excellent way to save on energy costs and reduce air pollution. We highly recommend this project development and other residential proposals increase the energy efficiency of their homes.

**State Fire Marshal's Office – Contact: Duane Fox 302-856-5298**

These comments are intended for informational use only and do not constitute any type of approval from the Delaware State Fire Marshal's Office. At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

❖ *Because another development is planned with central water within 1000' of your planned subdivision the following comments shall apply.*

a. **Fire Protection Water Requirements:**

- Where a water distribution system is proposed for single family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required.
- The infrastructure for fire protection water shall be provided, including the size of water mains.

**b. Accessibility:**

- All premises which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Smith Road must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

**c. Gas Piping and System Information:**

- Provide type of fuel proposed, and show locations of bulk containers on plan.

**d. Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Name of Water Supplier
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: [www.delawarestatefiremarshal.com](http://www.delawarestatefiremarshal.com), technical services link, plan review, applications or brochures.

**Department of Agriculture - Contact: Mark Davis 739-4811**

*Overall Comments*

The Delaware Department of Agriculture and the Delaware Forest Service (DFS) very strongly objects to development of this site, located in Level 4. This development as proposed will lessen the value of the environmental resources found within and adjacent to this site. The State has made significant investments in agricultural preservation and environmental conservation within this area. Please see the map attached to these comments which depicts agricultural preservation activity and investment in the region. In addition this is a highly suitable area for both cropland and forest preservation, as is reflected on the State's Green Infrastructure Investment Map. These maps depict the areas of the State most suitable for cropland, forestland and environmental conservation and preservation. We encourage the developer to work with all agencies to address such concerns as preservation of the areas resources. Delaware Department of Agriculture offers its services to the developer in the re-design of this project, to learn more please contact their office at (302) 698-4500.

#### *Right Tree for the Right Place*

The Delaware Department of Agriculture Forest Service encourages the developer to use the "Right Tree for the Right Place" for any design considerations. This concept allows for the proper placement of trees to increase property values in upwards of 25% of appraised value and will reduce heating and cooling costs on average by 20 to 35 dollars per month. DFS also encourages the preservation of the few remaining forested acres present at this site. In addition, a landscape design that encompasses this approach will avoid future maintenance cost to the property owner and ensure a lasting forest resource.

#### *Native Landscapes*

The Department of Agriculture encourages the developer to use native trees and shrubs to buffer the property from the adjacent land-use activities near this site. A properly designed forested buffer can create wildlife habitat corridors and improve air quality to the area by removing six to eight tons of carbon dioxide annually and clean our rivers and creeks of storm-water run-off pollutants. To learn more about acceptable native trees and how to avoid plants considered invasive to our local landscapes, please contact the Delaware Department of Agriculture Plant Industry Section at (302) 698-4500.

#### **Public Service Commission - Contact: Andrea Maucher 739-4247**

The project is not within a certificated area, although the application notes "Delmarva Utilities." The water service provider will need to apply to the Commission for a CPCN to serve the community. Additional requirements apply if the water service provider is a new water utility.

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

If wastewater services are requested from a non-governmental entity, and there would be 50 or more customers served, the provider will need to apply to the Commission for a Certificate of Public Convenience and Necessity (CPCN). Additional requirements may apply if the provider has not previously been awarded a CPCN by the Commission.

**Delaware State Housing Authority – Contact Karen Horton 739-4263**

According to the *State Strategies Map*, the proposal is located in an Investment Level 4 area and outside the growth zone. As a general planning practice, DSHA encourages residential development in areas where residents will have proximity to services, markets, and employment opportunities such as Investment Level 1 and 2 areas outlined in the State Strategies Map. The proposal is located in an area targeted for agricultural and natural resource protection, and therefore inconsistent with where the State would like to see new residential development.

**Delaware Emergency Management Agency – Contact: Don Knox 659-3362**

Due to the number of residential units being proposed, and its location in an Investment Level 4 Area, an impact to public safety is foreseen by implementation of this project. The developer should notify the police, fire service, and emergency medical response organization serving this portion of Sussex County, to keep them apprised of all development activities.

**Department of Education – Contact: Nick Vacirca 739-4658**

61 dwelling units could generate an estimated 31 additional students for the Milford School District. Sussex County does not have school concurrence legislation at this time. We recommend that the developer submit a package to the school district for informational purposes.

If the development is approved and built, please use the following information for school transportation planning. If there are homes more than 1/2 mile from the nearest public road (outside the development), developers should plan wide enough streets so that large school buses can access and turn around (without backing) from the furthest areas within the development while picking up and dropping off students. Should there not be any sites more than 1/2 mile from the nearest public road, provisions for appropriate pick-up and drop-off at the development entrance should be included. The developer should work closely with the school district transportation supervisor

**Sussex County – Contact: Richard Kautz 855-7878**

Because this project is an AR-1 Cluster subdivision, the developer must include in the application a plan for the management of all open space. Also, the developer must document for the Planning and Zoning Commission how the proposed development provides for a total environment and design which are superior to that which would be

allowed under the standard lot option; preserves the natural environment and historic or archeological resources; and, will not have an adverse effect on any of the items included under Ordinance Number 1152 (County Code 99-9C). These issues can be addressed by including in the application an explanation of how the developer plans to mitigate the issues raised by the State agencies.

This summer Sussex County will be considering implementation of a Source Water Protection Program required by the State. Depending on the requirements adopted by the County Council this project might be affected. Any well location should insure that the wellhead protection area is entirely on site.

The developer should provide the stub road access to adjacent property as requested by DelDOT.

The two recreation areas should be moved away from the major thoroughfares and to a more central location within the development.

The Sussex County Engineer Comments:

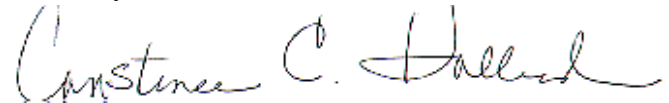
The project is within the North Coastal Planning Area but is not in an area where Sussex County expects to provide sewer service in the foreseeable future. Sussex County has no objection to the project being served by individual on-site systems.

For questions regarding these comments, contact Rob Davis, Sussex County Engineering Department at (302) 855-7820.

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in dark ink, appearing to read "Constance C. Holland". The signature is fluid and cursive, with the first name "Constance" being more prominent.

Constance C. Holland, AICP  
Director

CC: Sussex County

DEPARTMENT OF TRANSPORTATION  
COMMENTS FOR  
T.A.C. MEETING  
OF June 14, 2004

**Subd. #2004-22, Terrance Babbie (Sandstone)**

1. According to the memo of January 22, 1999 (see enclosed) all existing entrances, both adjacent and opposite must be shown and labeled on the site plan.
2. Please refer to the February 26, 2002 memo concerning design requirements for subdivision streets and commercial entrance submitted after April 1, 2002.
3. Please refer to the March 10, 2003 memo concerning the new standard for developments name signs submitted after April 1, 2003.
4. The Department will require an inter-connection to the adjoining properties that have the potential to be developed as a subdivision.
5. A 15-foot wide permanent easement will need to be established across the property frontage for a future 10-foot wide pedestrian/bike path. The location of the easement shall be outside the limits of the ultimate right-of-way for this road. The easement area can be used as part of the open space calculation for the site.
6. For this project and all future projects, a 20-foot wide buffer will be required from the edge of the stormwater management pond to the ultimate right-of-way of the County road. The ultimate right-of-way is based on the functional classification of the road.
7. A note is required stating that all lots are to have access from the internal subdivision street and that no direct access to SCR 38 or SCR 229 will be permitted.
8. The site will not be permitted to discharge into the existing State drainage system.
9. Please check to determine if any utilities will need to be relocated as part of this project.
10. All off-site improvements will be addressed at a later date. Possible off-site improvements may include but not limited to the following;
  - a. Widen SCR 229 to 11-foot travel lanes and 5-foot shoulder across the

- b. entire property frontage of SCR 38 and SCR 229.
- c. 2-inch overlay along SCR 38 and SCR 229.

11. There will be additional comments once the construction plans are submitted for review.
12. A Letter of No Objection from the Department is required for this project. The developer must submit three signed and sealed copies of the record plan, with an Initial Stage Fee Calculation Form and an Initial Stage Fee of **\$520.00**. Please make all submissions to Mr. Gemez W. Norwood, South District Entrance Permit Supervisor.
13. When the entrance plans are submitted for review, the developer must submit three copies of the entrance plans, one copy of the record plan, an Initial Stage Fee Calculation Form, a Construction Stage Fee Calculation Form, a Construction Stage Review Fee **(\$780.00)**, an application for highway entrance permit and a signed and sealed commercial entrance design checklist for review and approval, prior to the issuance of an entrance permit. Be advised that the Department will not review the entrance plan until it has signed off on the record plan (if required). Please make all submissions to Mr. Gemez W. Norwood, South District Entrance Permit Supervisor.



# AGRICULTURAL LAND PRESERVATION N.W. OF MILTON

MAY 2005

## WITHIN THE 3 MILE TARGET AREA

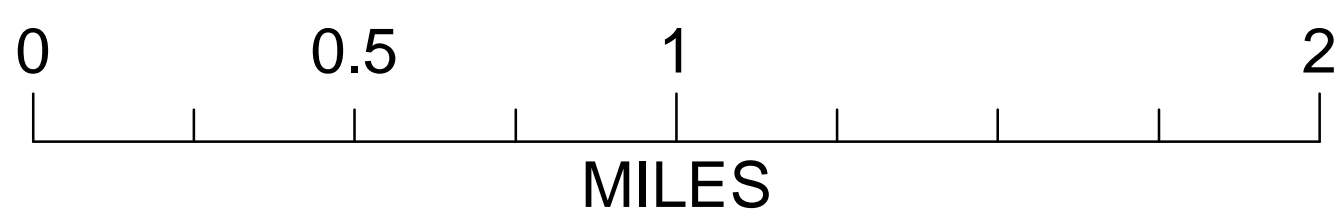
**33 AGRICULTURAL EASEMENTS  
COVERING 5,681 ACRES  
PURCHASED AT A COST OF \$7,278,265.00  
(PERMANENTLY PRESERVED)**

**13 AGRICULTURAL DISTRICTS  
COVERING 3,106 ACRES  
(PRESERVED FOR 10 YEARS)**

**TOTAL ACREAGE OF  
AGRICULTURAL PRESERVATION  
8,787 ACRES**

### LEGEND

- PRESERVED LAND
- WATER
- INCORPORATED MUNICIPALITY
- TARGET AREA
- AGRICULTURAL PRESERVATION
  - AGRICULTURAL EASEMENT
  - AGRICULTURAL DISTRICT
  - AGRICULTURAL EASEMENTS WITHIN TARGET AREA
  - AGRICULTURAL DISTRICTS WITHIN TARGET AREA



BY  
**THOMPSON MAPPING**  
SYSTEMS INCORPORATED  
22 OLD RUDNICK LANE  
DOVER, DE 19901  
[www.smartmap.com](http://www.smartmap.com)

